

COMMERCIAL LAND FOR SALE. WALDORF, MD

Parcel 520, Western Parkway & Hamilton Road



Sale Price: \$799,000

- 2.68 Acres
- Business Park Zoning allows for office, medical, retail and more.
- Public water and sewer
- Frontage on Western Parkway
- Across from Canopy on Western a new 272 apartment complex.
- Opportunity Zone for tax incentives
- One of the fastest growing counties in Maryland

For More Information
Please Contact:

Chris Shasho Cshasho@Shasho.com

Cell (301) 643-6612

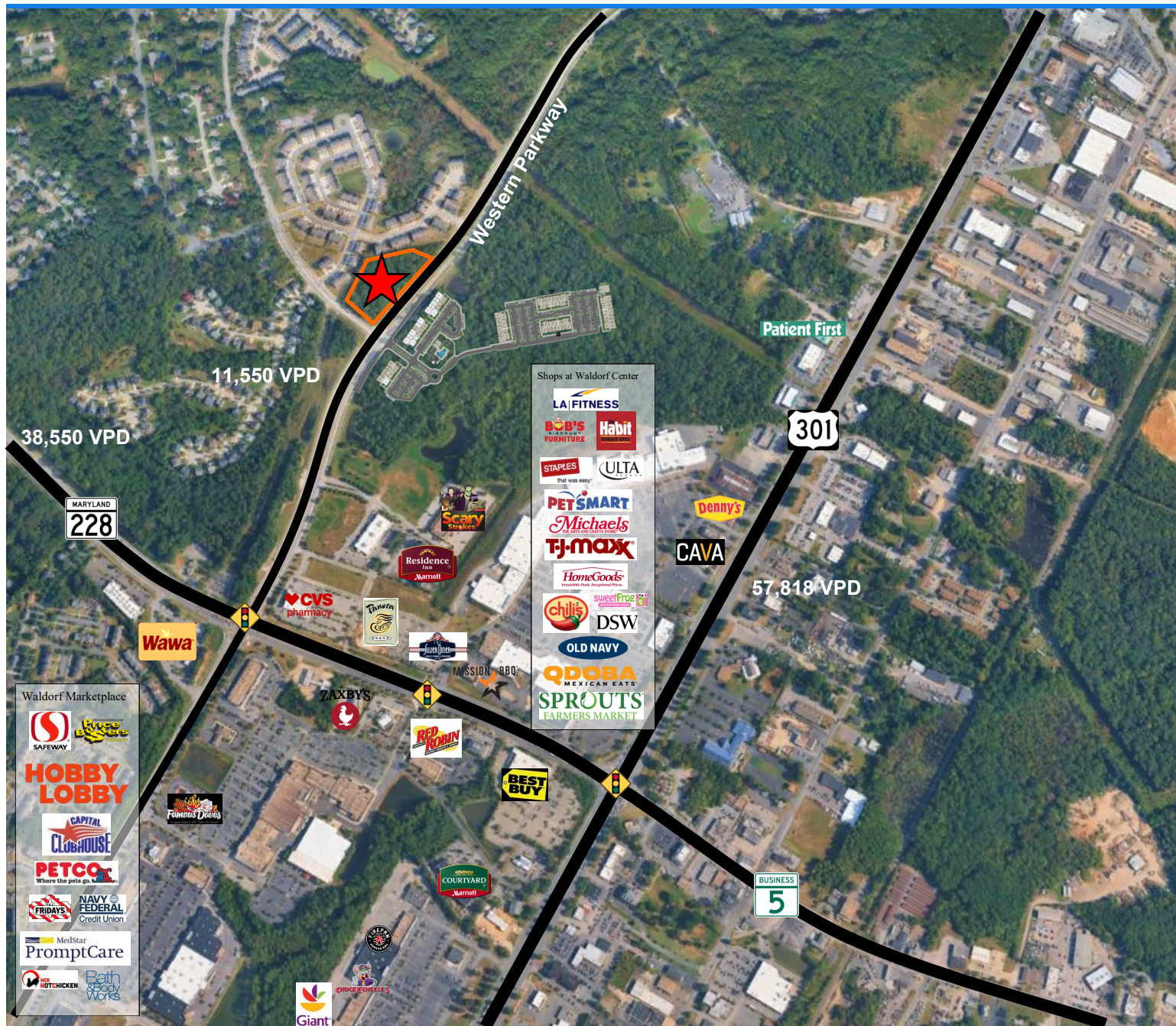
Office (301) 632-6320

4475 REGENCY PLACE, SUITE 101
WHITE PLAINS, MARYLAND 20695

Shasho.com

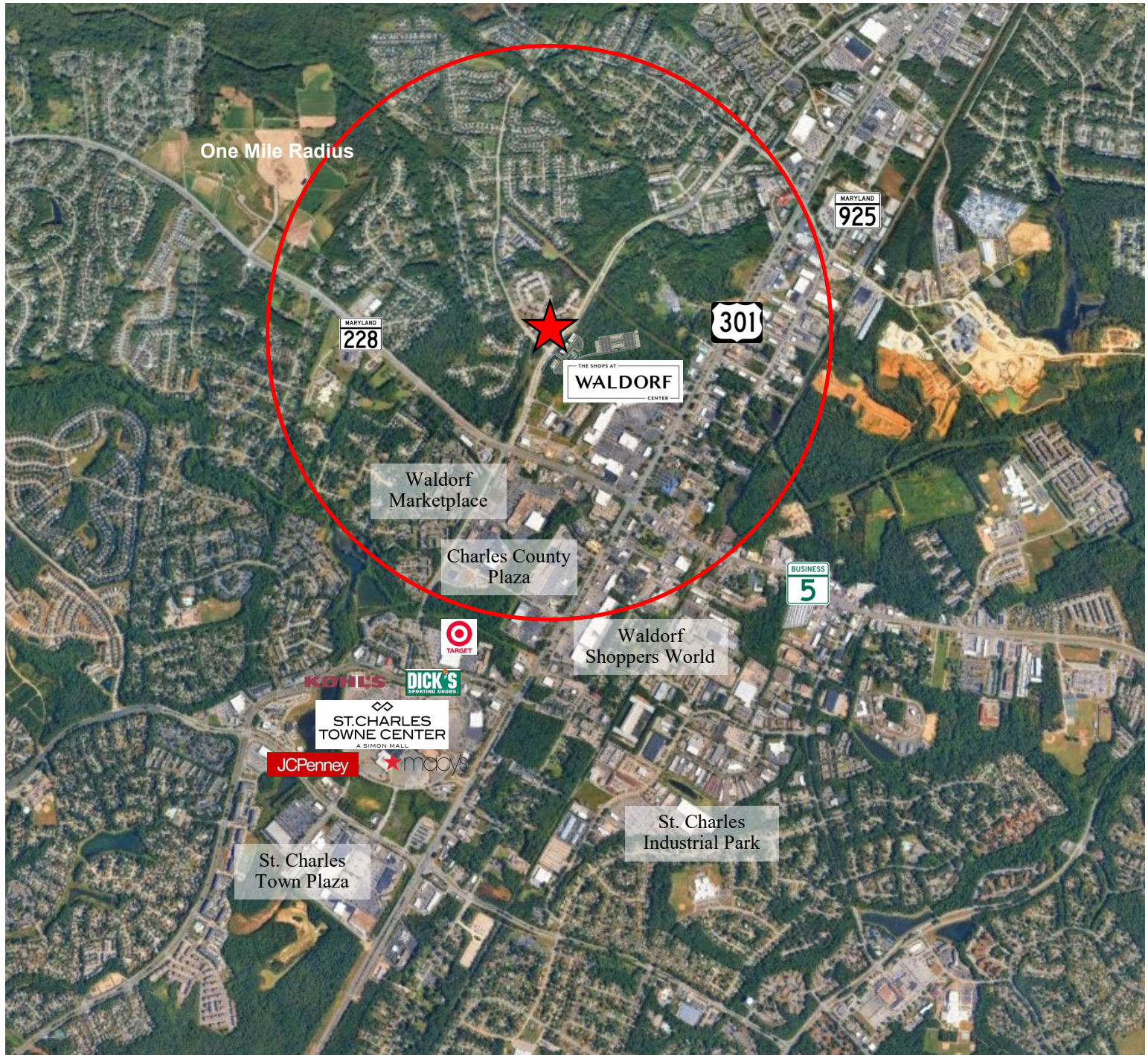
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CONSULTING, P.A.
COMMERCIAL REAL ESTATE



Demographics Est 2024	1 Mile	3 Mile	5 Mile
Population	7,064	65,156	99,931
Households	2,494	23,544	35,366
Avg. HH Inc.	\$131,644	\$116,067	\$126,539

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OFFICE (301) 632-6320 Fax (301) 632-6323 WWW.SHASHO.COM



- 22 Miles from VA state line.
- 10 miles from University of Maryland Charles Regional Medical Center in La Plata.
- 10 miles from MedStar Southern Maryland Hospital Center in Clinton.
- 14 miles to 459 Capital Beltway.

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. References to square footage or age are approximate. Any information of special interest should be obtained through independent verification. Buyer or Tenant must verify all information and bears all risk for any inaccuracies.